

# HUNTERS®

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## The Close

Harborne, Birmingham, B17 8TU

Offers In The Region Of £639,999



- Superb Detached Residence in Quiet Cul-De-Sac Location
- Situated in Highly Desirable Estate in Harborne
- Driveway and Garage
- No Upward Chain
- Five Bedrooms
- Extended to Front, Rear and Side Elevations
- Convenient Access to Harborne High Street, QE Medical Complex and Birmingham City Centre
- EPC Rating - C

Tel: 0121 647 4233

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A well appointed and beautifully refurbished five bedroom detached property situated in this quiet cul-de-sac location in Harborne. The property has undergone extension to the front, side and rear elevations to provide just over 1500 square feet of excellent internal accommodation, additionally benefiting from a driveway and garage at the rear. Being Sold with No Upward Chain.

The property approach is within a wonderfully secluded and pedestrianised walkway, with a relayed block paved pathway leading to the property entrance and side gate access.

The property is completely double glazed with gas central heating, as you enter through the composite entrance door, you are welcomed by a useful porch ideal for coats and shoe storage and a secondary door into the hallway, providing staircase to first floor and a spacious front reception room which has been further extended to the front elevation, with dual aspect windows to the front and side and double doors through to a good sized second reception room. To the rear of the property is an extended kitchen dining room, with vaulted ceilings, 'Velux' skylights and sliding patio doors out to the garden which provides plenty of natural light. There is ample space for a family dining table and the kitchen provides wall and base level units with complimentary work surfaces, there is an integrated oven with a gas hob and extractor fan, along with an integrated dishwasher and space for large American style fridge freezer.

Additionally to the front of the property is a convenient ground floor bedroom which could be used as an office, the downstairs accommodation is completed with a separate utility room providing excellent storage space along with plumbing for washing machine and tumble dryer, it also houses the central heating boiler and provides access to the rear garden and a partly tiled downstairs shower room with a walk-in shower cubicle.

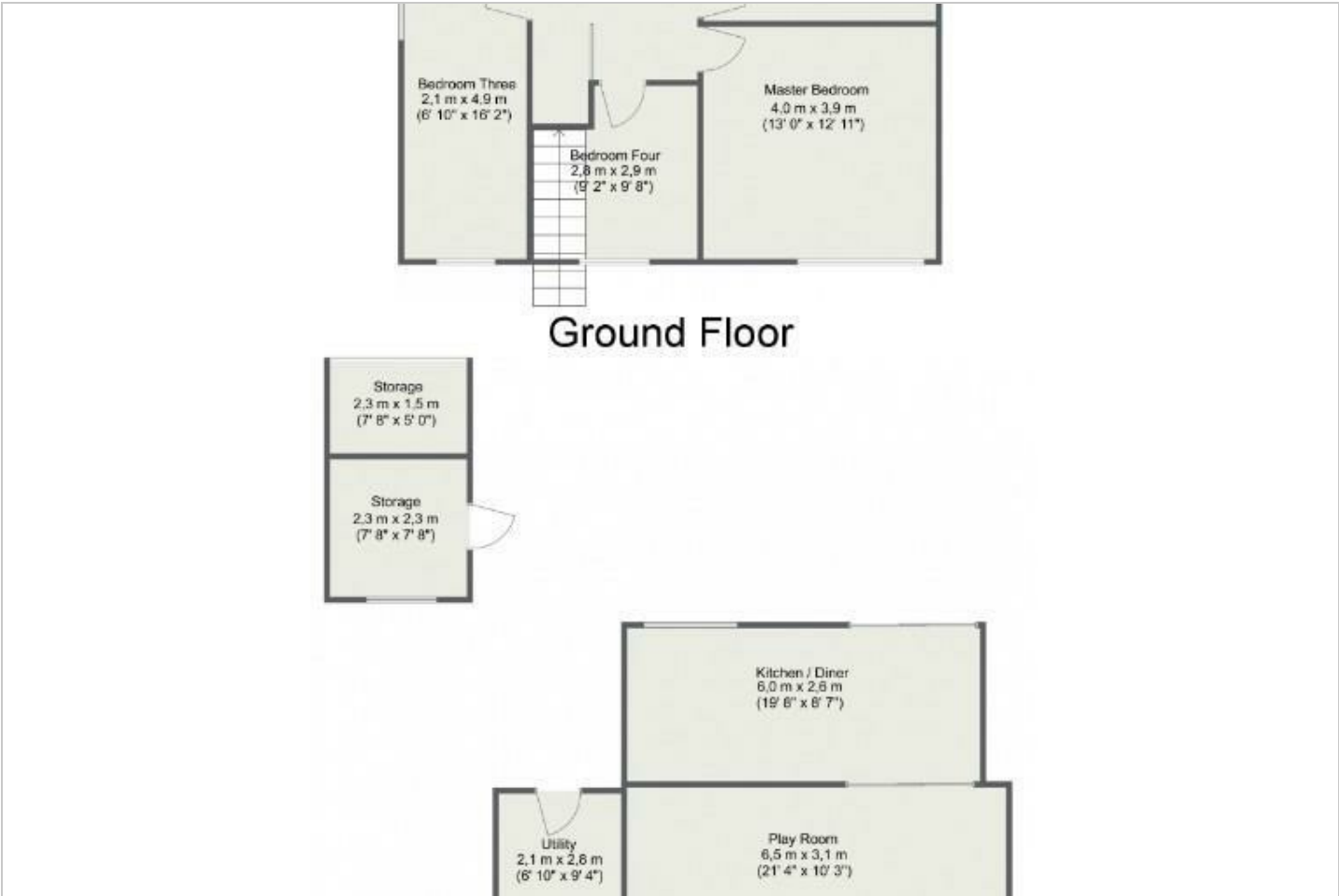
As you make your way upstairs, a spacious landing area provides access into all of the bedroom accommodation which includes three generously sized bedrooms, one of which has a fully tiled en-suite shower room along with a fourth good sized study room. A good sized refitted family bathroom suite completes the properties internal accommodation, providing a walk-in shower cubicle with rainfall shower with a separate bath.

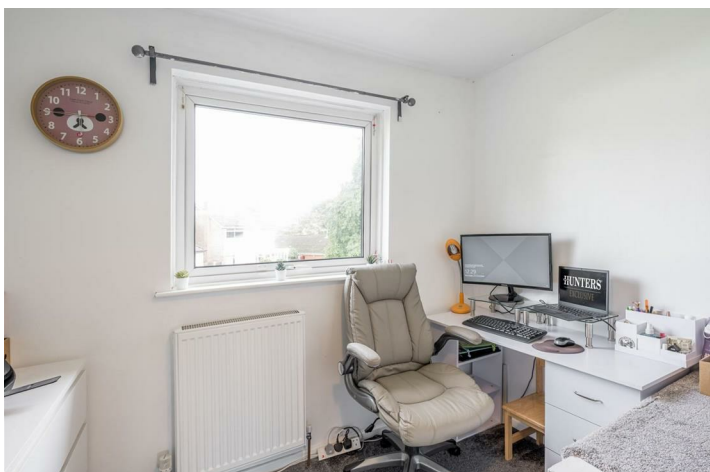
The rear garden includes a combination of patio and low maintenance lawn space, with a wall boundary and a rear gate access to a double driveway at the rear of the property, the garage offers excellent storage space with up and over door, power and light source.

Situated in the popular Beeches Lanes Estate this quiet residential location is conveniently positioned close to the renowned Harborne Village. Excellent transport links are close-by providing access to Birmingham City Centre and several other amenities such as The Queen Elizabeth Medical Complex and the University of Birmingham. The location provides an excellent school catchment with Our Lady of Fatima primary school and Lordswood Boys' and Girls' Schools within close proximity.



Floorplan

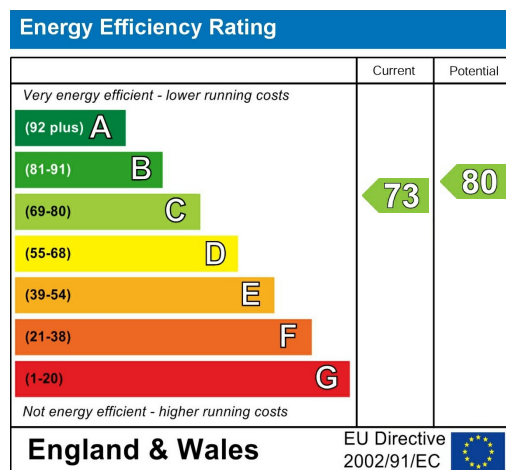








## Energy Efficiency Graph

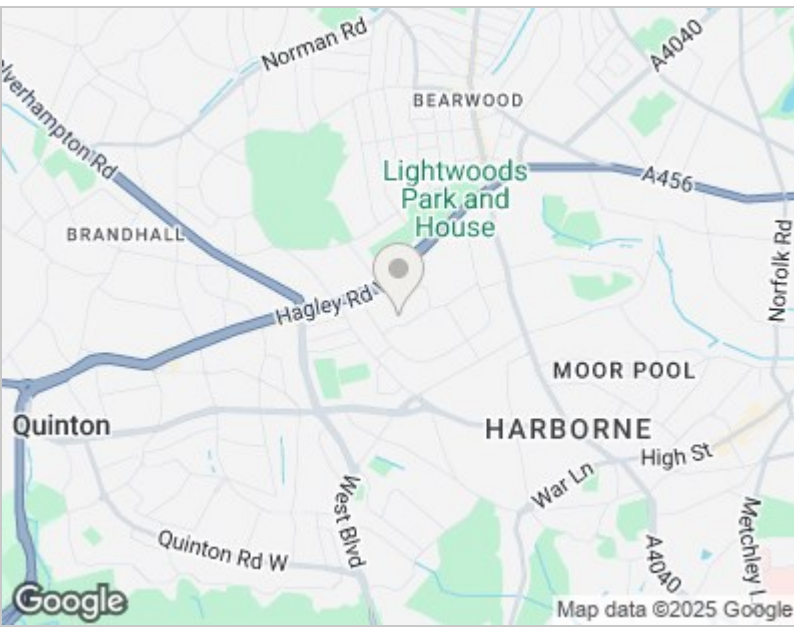


## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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